YUKON BUREAU OF STATISTICS

Yukon Real Estate Survey
First Quarter, 2012

Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2012	Q1	50,721.9	46,067.6	4,654.3
2011	Q4	59,805.0	53,984.6	5,820.4
	Q3	80,967.3	69,450.2	11,517.0
	Q2	73,925.3	65,987.0	7,938.4
	Q1	36,394.1	32,228.6	4,165.5

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

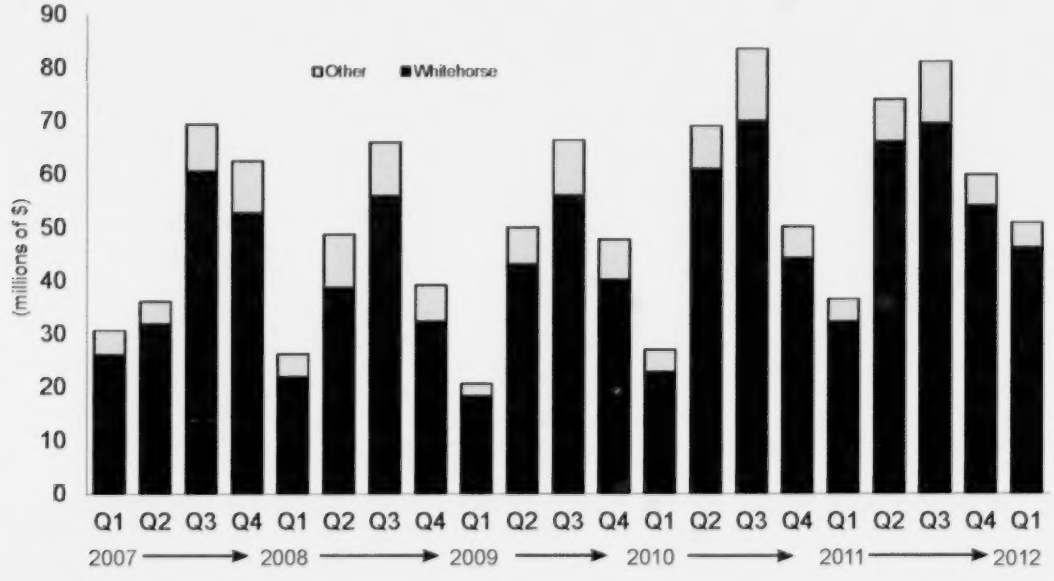
The total value of real estate transactions in Yukon for the first quarter of 2012 was $50,721,900, a record-high for first quarter transactions. This is an increase of $14,327,800, or 39.4%, over the first quarter of 2011, $36,394,100, the previous record for first quarters in Yukon.

On an annual basis, real estate transactions in Yukon in 2011 totalled a record-high $251,091,700. This is an increase of $22,257,100, or 9.7%, over the previous record-high in 2010 when total transactions equalled $228,834,600.

In Whitehorse in the first quarter of 2012, the value of transactions totalled $46,067,600, also a record-high for first quarter transactions. This is an increase of $13,839,000, or 42.9%, over the first quarter of 2011 ($32,228,600).

In the rest of Yukon, the value of real estate transactions in the first quarter of 2012 totalled $4,654,300. This is an increase of $488,800, or 11.7%, compared to the first quarter of 2011 ($4,165,500).

Real Estate Transaction Values, *by quarter*



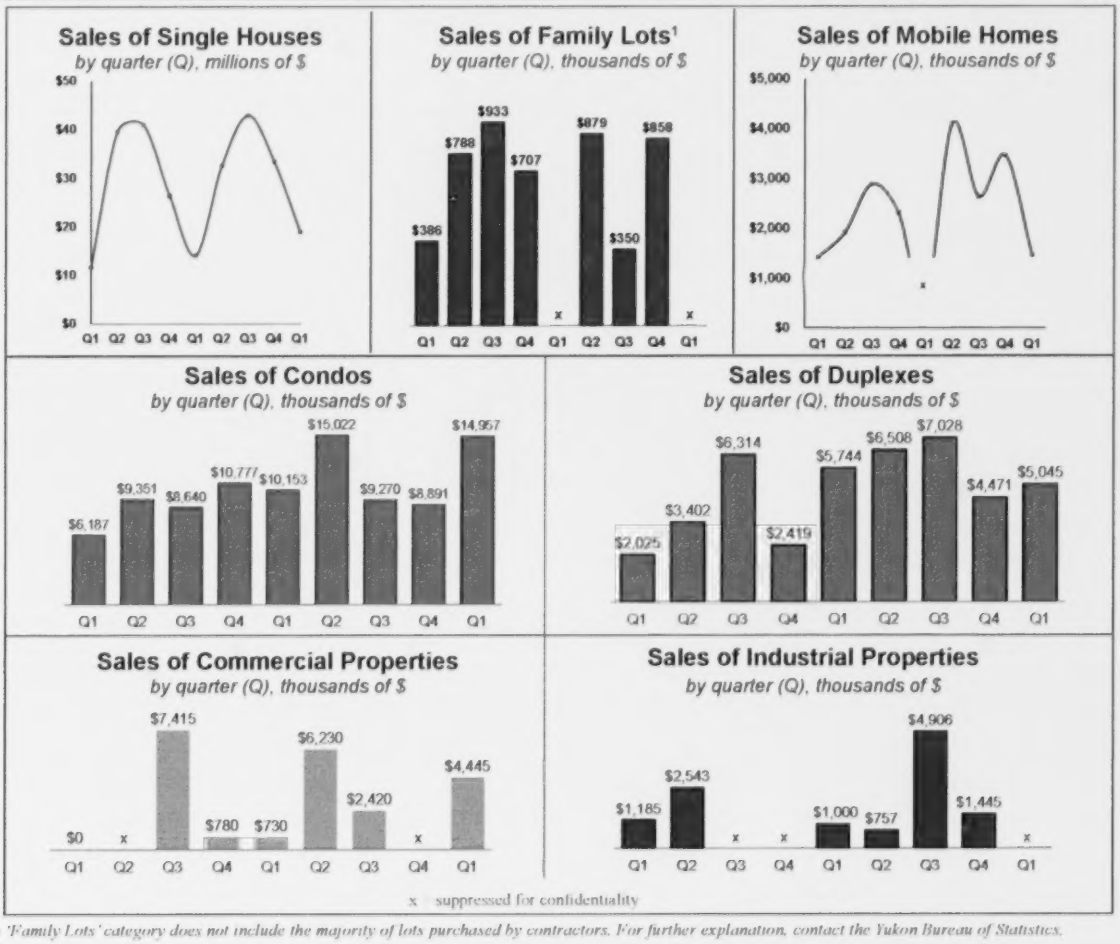
Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $13,839,000, or 42.9%, comparing the first quarter of 2012 ($46,067,600) to the first quarter of 2011 ($32,228,600).

		Total	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2012	Q1	46,067.6	18,792.8	x	1,464.5	14,956.7	5,044.9	x	4,445.0	x
2011	Q4	53,984.6	33,310.9	857.9	3,454.9	8,891.4	4,471.4	x	x	1,445.0
	Q3	69,450.2	42,837.6	349.6	2,638.5	9,270.3	7,028.2	0	2,420.0	4,906.1
	Q2	65,987.0	32,500.1	879.3	4,091.5	15,021.7	6,507.5	0	6,230.0	756.8
	Q1	32,228.6	13,935.0	x	x	10,152.6	5,744.5	0	730.0	1,000.0
Number of Real Estate Transactions										
2012	Q1	129	45	x	6	54	15	x	5	x
2011	Q4	148	77	5	13	32	14	x	x	5
	Q3	171	94	3	10	33	21	0	4	6
	Q2	181	76	6	15	56	19	0	4	5
	Q1	102	35	x	x	39	18	0	3	4

x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q1 2010 to Q1 2012, *by type of transaction*



[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

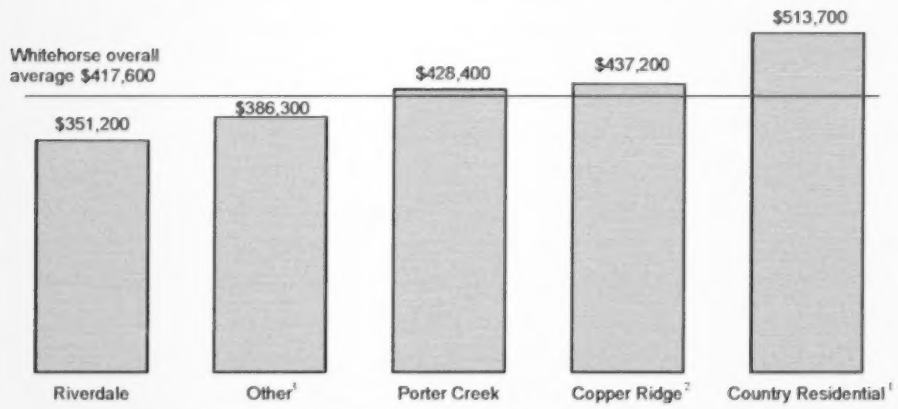
Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales					($000)					
2012	**Q1**	18,792.8	x	3,863.0	2,999.0	x	2,568.4	6,994.4	0.0	1,159.0
2011	**Q4**	33,310.9	1,432.0	5,994.7	8,358.2	x	1,667.0	12,773.1	x	1,069.0
	Q3	42,837.6	1,677.0	6,829.0	6,872.7	1,948.2	2,991.0	19,041.9	1,337.3	2,140.6
	Q2	32,500.1	x	4,138.5	4,117.1	2,120.0	6,794.0	12,864.5	1,388.5	x
	Q1	13,935.0	1,107.0	3,289.0	2,155.0	1,267.0	x	4,085.5	x	1,061.6
Number of Single House Sales					(no.)					
2012	**Q1**	45	x	11	7	x	5	16	0	3
2011	**Q4**	77	4	15	20	x	3	28	x	3
	Q3	94	5	16	16	4	6	39	3	5
	Q2	76	x	11	11	5	13	28	3	x
	Q1	35	3	9	5	3	x	10	x	3
Average Price of Single Houses Sold					($000)					
2012	**Q1**	417.6	x	351.2	428.4	x	513.7	437.2	0.0	386.3
2011	**Q4**	432.6	358.0	399.6	417.9	x	555.7	456.2	x	356.3
	Q3	455.7	335.4	426.8	429.5	487.0	498.5	488.3	445.8	428.1
	Q2	427.6	x	376.2	374.3	424.0	522.6	459.4	462.8	x
	Q1	398.1	369.0	365.4	431.0	422.3	x	408.5	x	353.9

x = suppressed for confidentiality. Rows may not total due to rounding.

- The ***average*** single house price (does not include duplexes, condominiums or mobile homes) in Whitehorse in the first quarter of 2012 was $417,600. This is an increase of $19,500, or 4.9% compared to the first quarter of 2011 ($398,100). Comparing the first quarter of 2012 ($417,600) with the fourth quarter of 2011 ($432,600), the average house price decreased $15,000, or 3.5%.
- The ***median*** (50% of sales above this figure and 50% below) single house price in Whitehorse in the first quarter of 2012 was $414,000. One year earlier in the first quarter of 2011 the median house price was $392,000. In the fourth quarter of 2011, the median house price was $416,000.

Average Price of Single Houses Sold, *First Quarter, 2012*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

Average Single House Prices in Whitehorse

$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1
2006 2007 2008 2009 2010 2011 2012
The average house price in Whitehorse increased $199,300, or 91.3%, from the first quarter of 2006 ($218,300) to the first quarter of 2012 ($417,600). Inflation over the same time period was 12.4%. This shows an inflation-adjusted increase in average house prices of 78.9% over the past six years. (91.3% - 12.4% = 78.9%)

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions in Yukon, with the exception of 'not-at-arm's-length' transactions (those that do not reflect open market values). Prior to 1996, 'not-at-arm's-length' transactions were included in the survey. All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
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